

Maharashtra Industrial Development Corporation

(A government of Maharashtra undertaking)

no.MIDC/Land Department/D42221/15

“Udyog Sarathi”,
Marol Industrial Area,
Mahakali Caves Road,
Andheri (East),
Mumbai-93
Date : 17/11/2015

Circular

Subject: Udyog Sanjeevani Yojana-2015

Regarding action to be taken in case of sub-rent for unlicensed industrial purposes

References : Resolution No. 5518 in the meeting of the Board of Directors of MIDC dated 28.09.2015

As per the policy mentioned in the following Circulars of MIDC, the rent is levied as a percentage of the prevailing rate of the year for renting the constructed area in the building on the industrial plot-

Circular	Rate per sq.m. Per year	Penalty rate per sq.m. for unlicensed area. per year
Circular dated 14.08.1998	10% of prevailing rates	
Circular dated 05.03.2007	3% of prevailing rates	5 times the rate
Circular dated 29.10.2009	5% of prevailing rate	5 %
Circular dated 26.05.2010	3% of prevailing rates	5 %
Circular dated 05.03.2013 for lease of plots in Information Technology Park	1% of prevailing rate	

However, as per the rules, in addition to levying sub-rent charges and penalties on the area leased by unlicensed sub-tenants, interest is levied on this amount and that is why the land holders are not ready to pay the huge amount that comes their way and also there is no provision for payment of concession/ instalment for the land holders. Therefore, after pointing out to the Board of Directors that such cases are

pending and administrative work is being done and recovery is not taking place, the following scheme is being implemented for such land holders as a special case.

- **The scheme will be applicable on industrial plots only for unlicensed sub-leased area for industrial use.**
- For the area given by sub-rent, as per the policy of the time, 50% discount is being given on sub-rent fee, interest on it and penalty amount.
- For those plot holders who do not avail the benefit of the above scheme, a special campaign should be launched and all the dues should be recovered and action should be taken to take possession of the plot as per the provisions of the agreement.
- If the Automobile Body Building/ Spare parts on the plot have been used for commercial purposes such as Office/ Showroom related to the original industry without the prior permission of MIDC or if rented out or if the industrial bound area is rented out for commercial use, such plot holders will not be eligible to avail the benefits of this scheme.
- Landlords who have already paid sub-rent charges, penalty amount and interest thereon they will not be eligible to avail this scheme or their money will not be refunded under any circumstances.

It is the responsibility of all concerned to strictly implement the policy issued under this Circular and also care should be taken that this will not cause any financial loss to MIDC.

This Circular is being issued with the concurrence of the Legal Department and with the approval of the Hon'ble Chief Executive Officer, MIDC.